



DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

MEETING DATE: January 24, 2023

**PROPERTY OWNER /
APPLICANT:** City of Fort Lauderdale

AGENT: Rahn Bahia Mar, LLC.

PROJECT NAME: Bahia Mar

CASE NUMBER: UDP-PDD22004

REQUEST: Site Plan Level IV Review: Rezoning Request from South Beach Marina and Hotel Area District (SBMHA) to Planned Development District (PDD) for 410 Multifamily Residential Units, 88,000 Square-Feet of Commercial Use, and 256-Room Hotel in Central Beach Regional Activity Center

LOCATION: 801 Seabreeze Boulevard

ZONING: South Beach Marina and Hotel Area District (SBMHA)

LAND USE: Central Beach Regional Activity Center

CASE PLANNER: Jim Hetzel



Case Number: UDP-PDD22004

CASE COMMENTS:

Please provide a response to the following:

1. Specify uses and occupancy classification per Chapter 3 of the 2020 FBC.
2. Show provisions for either open or closed interior parking per FBC 406.5 or 406.6
3. Specify height and area compliance per Chapter 5 of the 2020 FBC.
4. Provide building construction type designation per Chapter 6 of the 2020 FBC.
5. Specify fire-resistance rating requirements based on building separation per Table 601 and 602 of the 2020 FBC.
6. Provide occupancy loads with compliant life safety egress design per Chapter 10 of the 2020 FBC.
7. Indicate code compliant sprinkler system per Section 903 of the 2020 FBC
8. Designate Fair Housing Provisions per 2020 FBC Accessibility volume.
9. Designate transient logging guest room in accordance with the FBC Accessibility 224.
10. Parking facilities that provide valet parking services shall provide at least one passenger loading zone complying with FBC Accessibility Section 503.
11. Provide accessible routes connecting handicap parking spaces to accessible building entrances per FBC Accessibility volume.
12. Show that the separation distance between exit access stairways meet the requirements of section 1007 of the 2020 FBC.
13. Exterior exit door must be readily visible and identifiable from interior exit stairways terminating at a lobby per section 1028.1.1.1 of the FBC.
14. Reference the Florida Building Code 7th edition on plan for the proposed development [FBC 2020-101.2]

GENERAL COMMENTS

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. All projects must consider safeguards during the construction process. FBC Chapter 33 delineates various safeguards that may apply during the construction phase. All structures associated with the protection of pedestrians will require a separate permit. A licensed professional must sign and seal the plans and specifications.
3. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in

Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances and accessed at;

- a. https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA

Please consider the following prior to submittal for Building Permit:

1. On December 31st, 2020 the 7th Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations:
 - b. <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services>
 - c. https://floridabuilding.org/bc/bc_default.aspx
 - d. <http://www.broward.org/codeappeals/pages/default.aspx>

General Guidelines Checklist is available upon request.



Case Number: UDP-PDD22004

CASE COMMENTS:

Prior to City Commission Meeting, please provide updated plans and written response to the following review comments:

1. Prior to issuance of Final Certificate of Occupancy (C.O.), applicant shall record a public right-of-way dedication or right-of-way easement along the west side of Seabreeze Boulevard varying in width as required per the Broward County Trafficways Plan as approved by the Broward County Highway Construction & Engineering Division (BCHCED).
2. Provide copy of Florida Department of Transportation (FDOT) Pre-application meeting memorandum or approval letter as applicable for the proposed improvements along Seabreeze Boulevard. For meeting request or for additional information please contact FDOT District 4 Access Manager at D4AccessManagement@dot.state.fl.us
3. Provide permanent Sidewalk Easement as appropriate along West side of Seabreeze Blvd to accommodate portion of pedestrian clear path (coordinate required width with FDOT) that may be located beyond existing and/or proposed public Right-of-Way. Please clearly identify easement and limits on X1 sheet as well as Civil plan sheets C-1 thru C-3.
4. Proposed Utility Easements shall extend to property line for the proposed master water meters. Please identify the proposed 10" water main and any sub-meter beyond the master meters as private.
5. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If the adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Submit water and wastewater capacity availability request form and documents/ plans at <https://www.fortlauderdale.gov/government/departments-a-h/development-services/building-services/engineering-permits/development-review-committee-service-demand-calculations-for-water-sewer-request-form>
6. Provide disposition of existing utilities on-site and within the adjacent right of way that maybe impacted by the proposed development. Label information on plans (i.e. utility to remain/ be relocated/ removed). Provide correspondence from utility owner (as applicable) and depict any additional requirements they may have on plan (i.e. easements). Utilities include but are not limited to above and underground water, sewer, drainage, electrical, communications, light/power poles, down guys, fire hydrants, manholes, etc.
7. Clearly indicate on plans the limits of construction and how the proposed improvements will transition into the existing (on-site and off-site) as applicable.
8. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys



with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35. Ensure sight triangles are also depicted on adjacent driveways that would be impacted by proposed improvements on this project. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdictions, are subject to the sight visibility requirements of those jurisdictions.

Make sure to coordinate dimensions of the sight triangles in all the plans where they are being shown. Landscape plans shall include sight triangles.

9. Provide roadway sections representative of every geometry change along Seabreeze Blvd. The sections shall include property line, Right-of-Way, and easement boundaries. Please detail and differentiate between existing and proposed improvements.
10. Continue concrete sidewalk across Seabreeze Blvd driveway access points.
11. Turning geometries and loading zone design shall be in accordance with ULDR Section 47-20.6. Show truck turning template circulation (label typical minimum centerline turning radius) entering and exiting the site serving the Type I loading zones proposed for the development.
12. For parking lot layout:
 - a. Annotate parking stall's dimensions. The minimum clear width and depth parking stall dimensions shall be 8'-8" and 18'-0", respectively, and shall not be encroached upon by building columns.
 - b. Per ULDR Section 47-20.11.A, drive aisle width shall be 24' (min.) adjacent to 90-degree angle parking stalls, and 18' (min.) adjacent to 60-degree angled parking stalls. Annotate dimension.
 - c. Provide Flex Space (Valet parking area) parking geometry.
13. Provide dead-end parking spaces as appropriate for vehicular turnaround wherever the following condition applies. Per ULDR Section 47-20.5.C.4, dead-end parking areas shall be prohibited, except where the number of parking spaces in the dead end area is less than 21 and a turnaround area is provided which will accommodate a 2-point turn around by a standard passenger car (AASHTO "P" Design Vehicle) or where the number of parking spaces in the dead end is 10 or less.
14. Provide sufficient existing and proposed grades and information on Paving, Grading, and Drainage Plan and details to demonstrate how stormwater runoff will remain onsite. Please include grading sections along all property lines. Drainage calculations and any other supporting documentation will be reviewed once design is substantial to demonstrate that proposed developments will not adversely impact the adjacent Right-of-Way, properties, and waterways.
15. Depict proposed building doors and provide sufficient grades/details on conceptual paving, grading and drainage plans to verify ADA accessibility design for the site, especially ground floor access to the new building, as well as crossing proposed driveways and connecting to existing sidewalks (at intersections and with adjacent property) as appropriate; coordinate proposed site grading and 1st Level Finished Floor Elevations to meet ADA accessibility requirements.
16. Show and label all existing and proposed utilities (utility type, material and size) on civil and landscaping plans for potential conflict. A min. 5 feet and 10 feet horizontal clearance horizontal separation is required between city utilities infrastructure and proposed small and large trees,



respectively (including proposed water and sewer services to the development). Any new trees (located within or adjacent to the Right-of-Way) should be placed with sufficient horizontal and vertical distances (per City, County, and State guidelines) to / from public infrastructure, including stormwater assets, to allow for continued Public Works maintenance without obstruction. If this cannot be accommodated due to field conditions, then the developer shall relocate the existing public infrastructure to resolve the conflict(s) and to comply with City's, County's & State's engineering standards/permits/policies. Ensure separation is provided and include a note regarding horizontal clearance requirement on the landscape plans.

17. Proposed trees shall be installed a min. 4 feet behind proposed curbs when adjacent to travel lanes and a min. 6 feet away from adjacent travel lanes when no curb is present.
18. Provide Maintenance Agreement Area Exhibit, which provides a visual representation of the area within the adjacent public Right-of-Way (adjacent to the proposed development) to be maintained in perpetuity by the developer. Label whether the adjacent Right-of-Way is FDOT jurisdiction, as well as label all proposed improvements, including asphalt and other specialty paving, specialty sidewalks, landscaping, irrigation, lighting, curb and gutter etc. that will be maintained by the Applicant throughout the life of the improvements.
19. Engineering plans are deficient and will require further detailing to demonstrate development adequacy. Full Engineering review will be conducted once additional information is provided on plans.

For Engineering General Advisory DRC Information, please visit our website at <https://www.fortlauderdale.gov/home/showdocument?id=30249>



Case Number: UDP-PDD22004

CASE COMMENTS:

Please provide a response to the following: Prior to Final DRC sign off and update plans and provide a narrative with a written response for each comment.

Comment 1

Provide elevations of ground floor (first floor) and any floors below BFE using the NAVD 88 DATUM on Architectural floor plan for the (**DRC Site Plan Submittal section 1 Sheet A4-100**), (**section 2 A4-101**), (**sheet C0.3 site plan view east**), (**sheet C0.4 marina restaurant**), (**ground floor ,Sheet A1-101A**), (**sheet A2-101**), (**A2-101A**),

Finish Floor Elevation should meet BFE 7' + 1' Freeboard = 8' NAVD 88. The preliminary flood maps show panel 576J with a base flood elevation of 6' and 7' NAVD

Show the following finish floor elevations (FFE) of all enclosed rooms on first-floor elevations. (Floodproofing is allowed for mixed use buildings only. See link below on floodproofing.

Mixed-use building: Building that has both residential and commercial or other non-residential uses. https://www.fema.gov/sites/default/files/documents/fema_technical-bulletin-6_1-2021.pdf

Comment 2

Show all FFE elevations of parking garage below the (Base Flood Elevation 7' (BFE) NAVD 88.) and all enclosed rooms below and floors below BFE Base Flood Elevation on the following: (**Elevation West sheet A3-102** -show that you are using the NAVD 88 datum), (**Elevation North sheet A3-103**)

**Reference ASCE 24-14 section 2.7 Enclosures Below Design Flood Elevation
Flood Resistant Design and Construction ASCE 24-14**

Sheet A2-100 Enlarged Basement Parking- show finish floor elevation and show finish floor elevation of a dry storage and cold storage building shown on plans. Exit stairwell areas below BFE +1' will need to have flood vents at 1 square inch for every square foot of enclosed area. (**Sheet A2-200 note flood vents in stairwell areas on plans**), and on sheet A2-201), (**Sheet A3-106 residential tower R1 partial elevation south**)

Proper flood venting with flood vents and flood resistant materials required below base flood elevation in an AE flood zone (**Base flood elevation is 7' NAVD 88**), please show and label rooms use and if storage room label as such and provide flood vents in all enclosed rooms below BFE 7' NAVD 88.

Comment 3

Site Plan & Data (Provide flood zone information) and Site Plan should provide the following details:

- Delineations of flood hazard areas
- Flood Zones (576H), (BFE 5' and 6" NAVD 88) & (AE), (2014 FIRM)
- Flood Zones, (576J), (AE), (BFE 6' NAVD) & (BFE 7' NAVD 88) (preliminary)
- Finish Floor Elevation (BFE + 1' Freeboard= (FFE)

The preliminary flood maps show a (BFE 7' NAVD 88: Please note that the once the flood preliminary maps become effective that the (BFE) Base Flood Elevation of 7' + 1' freeboard =8 feet NAVD 88 for the (FFE) finish floor elevation will need to be met). Unless you have obtained a building permit prior to the Preliminary maps becoming effective <https://gis.fortlauderdale.gov/2020prelimFEMAFloodMaps/#>

The site plan should show the flood zone delineation and how the flood zones and what flood zones impact this project. (site plan view east Sheet C0.3 /tower 1, 2, 3, 4), ({Sheet CO.4 } site plan north marina restaurant),



Presently due to HB 401 effective July 1, 2021, currently we are only able to enforce the 2014 FIRM. But when the Flood Insurance Rate Maps change to the higher elevations shown on the preliminary maps then we will be requiring that the new BFE 7' + 1 = 8' NAVD 88 will need to be met for all finish floor elevations (FFE).

(Code of Ordinances, Chapter 14),

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodetd=COOR_CH14FLMA

Comment 4

Per FEMA Elevator Installation (c) see link below:

- A) Elevate all equipment above (BFE + 1')
- B) Cloud on plans that a (float switch) will be installed.
- C) Link provided

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

Additional Code Reference Material

Florida Building Code (7th edition) Flood Resistant Provision

https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/7th%20Ed_FBC_FloodProvisions_Nov2020r.pdf

City of Fort Lauderdale Flood Ordinance

https://library.municode.com/fl/fort_lauderdale/codes/code_of_ordinances?nodetd=COOR_CH14FLMA

Highlights of ASCE 24-14 Flood Resistant Design and Construction (FEMA) (Section 2.7 enclosures below design flood elevation), (section 6.0 floodproofing). Section 7.0 utilities & equipment, (section 7.5 elevators)

<https://portal.floridadisaster.org/mitigation/SFMP/External/Community%20Resources/Florida%20Building%20Code%20Resources/highlights-of-asce-24-14-flood-resistant-design-and-construction.pdf?Web=1>

Per FEMA Elevator Installation (NFIP Technical Bulletin 4/ June 2019)

https://www.fema.gov/sites/default/files/2020-07/fema_tb4_elevator_installation.pdf

FEMA Technical Bulletin -6.1 2021Mixed-usebuilding

https://www.fema.gov/sites/default/files/documents/fema_technical-bulletin-6_1-2021.pdf



Case Number: UDP-PDD22004

CASE COMMENTS:

Please provide a response to the following.

1. Please clarify calculations and code section used for open space and landscape requirements for this development. Section 47-21.13.B.14. twenty five percent pervious area and Section 47-18.21.H.2. Mix Use Development. Please include code sections and calculations within the narrative and match information within the plan submittal. Section 47-13.20.E. does not apply towards this zoning district.
 - a. As per Section 47-21.2.A.43. Pervious area. "That non-compacted land located at ground level, open to the sky allowing passage of air and water to the subsurface and used or set aside for landscaping." Being that the marina is not area set aside for landscape, please do not include the area of the marina within the pervious calculation.
 - b. As per Section 47-18.21.H.2. "Open space, for the purposes of this section, shall include all areas on the site not covered by structures, other than covered arcades, or not covered by vehicular use area." And Section 47-21.2.A.70. "Vehicular use area (also referred to as "VUA"). Any area used by vehicles including, but not limited to, areas for parking, display, storage or traverse of any and all types of motor vehicles, bicycles, watercraft, trailers, airplanes, or construction equipment, but shall not include areas used exclusively as an airport ramp or apron." Being that the area of the marina is for watercraft parking and traversing, please do not include the area of the marina within the calculation of the open space.
 - c. Above grade planting areas do not count towards site calculations.
2. Please provide updated evaluations of the existing trees and palms for the disposition sheet. Same evaluations have been verified in submitted from back in 2015.
3. For specimen size trees, provide ISA Certified Arborist report for specimen trees, as per ULDR 47-21.15. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc., and a written assessment of existing tree characteristics. This information is required to calculate equivalent value mitigation.
4. Please have a certified ISA Arborist provide the information as to the existing trees including the condition ratings that will be required for mitigation purposes.
5. Within the tree disposition sheet include if the material is to be removed, relocated, and or remain in place.
6. The tree disposition sheet indicates an estimated relocation valuation and appears to be subtracted from the payment that would be made into the Tree Canopy Trust Fund to cover mitigation requirements. The equivalent value of trees and or palms being relocated do not count as to mitigation of those removed, please verify.
7. Please verify trees and or palms proposed for installation above grade, trees and palms installed above grade do not count towards mitigation requirements.
8. Streetscape: Due to the line of site the Department sees the current streetscape proposal would be creating visual wall blocking the visibility oncoming traffic at the two northern driveways. Also, the mayor previously asked that there be streets of distinction by use of the streetscape. Therefore the



Department has been working with other site Developments on Seabreeze BLVD from the Bahia Mar north to Las Olas BLVD using the plant pallet of the previous streetscape rendition. This included the use of Coconut palms with Green Island Ficus and Sliver Buttonwood shrubs as the major materials of the plant pallet. While the Coconut palms are being sought as Street trees, please include shade trees as well.

9. From previous experience the Department has concerns as to the use of the Royal palms and Live Oak trees in an unprotected area exposed to the salt winds from the ocean. It is the Department's experience that these materials should not be exposed to first line conditions off the ocean and should be proposed (when east of the Intracoastal) as far west as possible, if not behind structures as not to be fully exposed to the first line conditions. Please investigate alternative species for the Royal palms and Live Oak trees on the east portion of the site. Section 47-21.6.A.3.a.
10. Please check plant list there appears to be typo(s) for tree heights proposed at installation. shade trees within the public realm of the sidewalk to have a minimum six feet canopy clearance, please add this to the plant list.
11. Illustrate and label the horizontal clearance from tree trunk to edge of utility on the landscape plan. Landscaping must provide a minimum horizontal clearance of 5 feet for small trees and palms, and a minimum of 10 feet for large trees and palms from underground utilities. Please show utilities on Landscape plan with measured clearance to trunk of tree and or palm.
12. Utilities and site amenities such as walkways, flagpoles, transformers, fire hydrants, sewer and water supply lines, trash enclosures, and similar items located on the site shall not be placed adjacent to, in, or under required tree planting areas, as per ULDR Section 47-21.12. Confirm with civil, site and life safety plan that utilities and site amenities are not causing conflicts with proposed landscaping. Where conflicts exist, shift the utility and/or site amenities.
13. Shade trees must be located a minimum of fifteen feet away from structures. Section 47-21.9.F.1. please demonstrate measured clearance of shade trees to structure, it appears that Green Buttonwood and Live Oak trees may be within 15 feet of the structure. Flowering trees may have 7.5 feet from the structure.
14. Please demonstrate size of planting pit, large palms require a minimum of twenty-five square feet with five feet being the smallest dimension.
15. Provide, in tabular format, all required versus provided landscape calculations for VUA and other site installation requirements. Although the marina is a VUA its square footage is not calculated towards requirements. Requirements including yet not limited to
 - a. section 47-21.12.Landscape requirements for VUA.
 - b. As per Section 47-21.12.C.1.a. the first twenty-five percent of the shade trees (3,5inch trunk diameter) are to be evenly distributed between interior and perimeter landscape areas. As it appears that there may be insufficient horizontal clearance for shade trees adjacent to the structures and within 10 feet of the edge of the VUA. Please provide required shade trees within the tree islands of the VUA.
 - c. Within the landscape strip between the VUA and pedestrian walkway, please propose small maturing canopy trees and palms.
16. Valet Parking - Section 47-20.16.A.4. 4. Interior, peninsular and island landscape areas required by Section 47-21, Landscape and Tree Preservation Requirements, shall not be required if landscape requirements which would otherwise have been installed on the interior of the parking lot are evenly distributed along the perimeter of the parking area to a location in public view. The parking lot just to



the south of the proposed Marina Restaurant appears to be Valet Parking. Please provide a separate calculation of the VUA requirements for this parking lot. Demonstrate, as per code, that the Landscape materials required are evenly distributed along the perimeter in public view. If all Landscape requirements can not be fulfilled evenly within the perimeter, installation within the Valet Parking lot will be necessary.

17. Shade trees appear to be proposed in narrow planting areas. As per Section 47-21.9.G.1. Each tree shall have pervious area surrounding it sufficient to support the species, as determined by the department. Shade species with a minimum caliper of three (3) inches, two hundred and twenty-five (225) square feet with fifteen (15) feet being the smallest dimension. It appears that a product for root development under paved areas will be necessary. Please propose the use of Soil Cells adjacent to the shade trees.
18. Around the structure of the Marina Restaurant is devoid of Landscape materials least the north side. Please provide south and east side of the restaurant shade trees and palms to provide shade and soften the structure. When proposing trees and palms on the east side of the restaurant, please maintain clear width of the sidewalk.
19. The north side of the restaurant is proposed three Mahogany trees, please verify on-center spacing. Proposed trees are to be installed so that their natural growth habit would not be impaired. Section 47-21.9.D.
20. Sight triangles located at the intersection of a local street or driveway with a right-of-way under County, State or Federal jurisdiction, may be subject to the sight visibility requirements of those jurisdictions, as per ULDR 47-2.2.Q. Illustrate such sight triangles on Landscape plans.
21. Light fixtures with an overall height of more than ten feet shall be located a minimum of 15 feet away from shade trees, as per ULDR Section 47-21.12.
22. Additional comments may be forthcoming after next review of new plans and written comment responses.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Building Permit:

1. A separate sub-permit application for Tree Removal, Relocation, and General Landscaping for site is required at time of master permit submittal. These are Landscape and Tree permit application documents different than the Broward County standard applications. Please do not submit for tree removal at this time of DRC submittal.
2. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.
3. Proposed landscaping work in the City's right of way requires engineering approval. This approval requires documents to be submitted for Engineering review. Note that Landscape will not approve permit review without these Engineering documents being submitted.
4. Approval from jurisdiction for landscape installation in Right of Way preferred prior to final DRC sign off. Administrative Review will be required prior to permit review if changes required.



Case Number: UDP-PDD22004

CASE COMMENTS:

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal and should be equipped with a 180 degree view peephole.
2. Residential unit entry doors should be equipped with a quality secondary deadbolt locking system and have a 180-degree peephole or view port for security.
3. Sliding glass windows should be equipped with burglary deterrent features such as track blocks, door pins, or similar devices.
4. All glazing should be impact resistant.
5. Units should be pre-wired for an alarm system.
6. Lighting and landscaping should follow CPTED guidelines.
7. Stairs should be egress-only at the ground level to avoid unauthorized intrusion.
8. Pool area should be equipped with a child proof access control feature to prevent unsupervised children access to the pool.
9. All docks should be equipped with a child proof access control feature to prevent unsupervised children access to the docks.
10. A CCTV system should be employed throughout the property with focus on entry/exit points, elevators, parking garage, pools, docks, hallways and common areas. It should be capable of retrieving an identifiable image of a person.
11. Emergency communication devices should be placed in the parking garage, dock entries, pool and common areas. These should be easily identifiable and accessible.
12. Light reflecting paint should be used in parking garage to increase visibility and safety.
13. All restricted areas and resident only areas should be access controlled and labelled as such.
14. Elevators should be access controlled and labelled as such, to indicate resident only access versus public access.
15. Parking garage should have access control separating private residential parking from public access parking.
16. Office and storefront doors and common area doors should be lockable from the inside to provide safe shelter in the case of an active threat such as an active killer event.
17. Fort Lauderdale Police/Fire Dispatch should be notified of access for first responders.
18. There should be a secured valet key management system for the vehicles on site.

GENERAL COMMENTS

It is highly recommended that the managing company make arrangements for private security during construction.

Please submit responses in writing prior to DRC sign off.



Case Number: UDP-PDD22004

CASE COMMENTS:

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your business creates, and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City.
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (multi-family).
6. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name (Commercial).
7. Confirm where the collection will take place within the site.
8. Solid Waste Collection shall be on private property container shall not be placed, stored, or block the public street to perform service (large multifamily and commercial parcels).
9. Provide on the site plan a garbage truck turning radii for City review. Indicate how truck will circulate within property.
10. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
11. Show containers on site plan. Trash room must accommodate trash and recycle containers.
12. Trash Room services will be handled by private collector, or Trash Room services will be done by on site personnel, or Trash Room services will be done by custodial staff.
13. Containers: must comply with 47-19.4
14. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether it is Pre or Final DRC.
 - o This letter is to be approved and signed off by the Sustainability Division and should be attached to your drawings. Please email an electronic copy to dwilson@fortlauderdale.gov. Letter should include an analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.
 - o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

GENERAL COMMENTS

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. None



Case Number: UDP-PDD22004

CASE COMMENTS:

1. The following conditions are the conditions for the previously approved Bahia Mar DRC case # R17040:
 - a. Intersection of East Las Olas Boulevard and Northbound SR A1A/Fort Lauderdale Beach Boulevard:
 - i. Lengthen the north-to-west left-turn lane as much as practical. This will require the narrowing of the existing sidewalk on the west side of SR A1A/Fort Lauderdale Beach Boulevard. Please note that without the subject turn lane lengthening, the intersection of East Las Olas Boulevard and Northbound SR A1A is projected to function at an acceptable level of service.
 - b. Intersection of SR A1A/Fort Lauderdale Beach Boulevard and Main Bahia Mar Driveway (Signalized):
 - i. Lengthen the north-to-west left-turn lane as much as feasible, subject to approvals by both FDOT and Broward County.
 - c. Coordinate with Broward County and FDOT for the future implementation of a northbound left-turn phase (lead- lag). If and when the subject northbound left-turn phase is warranted, as determined by Broward County and FDOT, the development team will obtain the necessary permits for the northbound left-turn phase installation at this location.
 - d. Provide two exit lanes from the Bahia Mar project (one for left-turning vehicles and the other for right-turning traffic). If at some point in the future, as determined by the City of Fort Lauderdale and subject to approvals by both FDOT and Broward County, the development team shall implement a third exit lane from the Bahia Mar project in order to provide two left-turn lanes and one exclusive right-turn lane. The necessary signal modifications for the third lane shall also be implemented by the development team and shall be coordinated with FDOT and Broward County.
 - e. Southbound SR A1A/Fort Lauderdale Beach Boulevard in front of Bahia Mar Site:
 - i. Replace the inside southbound through lane and the outside southbound Sharrow Lane (shared bicycle lane/automobile lane) with two southbound through lanes and a dedicated bicycle lane, subject to approvals from both FDOT and Broward County.
2. The above conditions were subject to the results of the traffic study, Since this development will generate less trips than the previously approved set you are not required to submit a new traffic study, but if you wish to remove any of the above conditions you will be required to submit an updated traffic study and after review of the study the city shall determine which conditions may be removed.
3. Submit the FDOT pre application access management letter for the driveway accesses on State Roadway Seabreeze Blvd.
4. Widen the western side of Seabreeze Blvd in order to accommodate a 7 feet buffered bike lane along the perimeter of the site meeting FDOT's minimum standards, or consider a raised (sidewalk height) bike lane separated from the travel lane protected by curb. This can be discussed further in a follow up meeting.
5. All parking must be provided in accordance with design and construction standards of the ULDR Section 47-20.11. Show dimensions for: stall width, depth of stall 90 degrees to aisle, aisle width, width of stall parallel to aisle, module width, angle of parking stalls. Properly dimension the parking stall dimensions on the plan sets.



6. Show inbound and outbound stacking requirements from the property line to the first conflict point according to Section 47-20.5 General design of parking facilities for each proposed driveway. Please note that if there is proposed gate at the ingress and egress points for this development, the gate will be considered the first conflict point.
7. Per ULDR Section 47-2.2.Q, show and label sight triangles as appropriate for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans: intersections of driveways with streets and alleys (10' measured from intersection point of pavement edges), alleys with alleys (15' measured from intersection point of extended property lines), alleys with streets (15' measured from intersection point of extended property lines), and streets with streets (25' measured from intersection point of extended property lines). The request for reduction of sight triangle dimensions is subject to review by the City Engineer on a case-by-case basis. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
8. All internal circulation and queuing areas must be designed to accommodate the turning radii of the vehicles that will be using the site. Provide auto turn vehicular paths to depict how the ground floor site circulation will work.
9. A valet parking agreement shall be required for the proposed valet operation.
10. For information on the required vehicular reservoir requirement for valet parking, please look at the section in our city code listed below:
 - a. Sec. 47-20.17. - Vehicular reservoir spaces for drive-thru facilities. Valet parking, 50 spaces or more, are required to have a minimum 6 vehicular reservoir spaces.
 - b. A vehicular reservoir space ("VRS") is a space within a vehicular use area for the temporary stopping of a vehicle awaiting service as provided in this section. A VRS shall be twenty (20) feet long by ten (10) feet wide. A VRS shall be located in an area within a parking facility which is not used for any other vehicular use such as access, parking, site circulation or loading.
 - c. Each VRS shall be clearly defined on the site plan and shall be in a location that does not conflict or interfere with other traffic entering, using or leaving the site. Design configuration shall be such that there shall be no backing into the street permitted.
 - d. Reservoir spaces shall be measured from the front of the service position to the rear of the VRS.
11. Provide a minimum of 8 feet wide on **Seabreeze Blvd**. This minimum is in reference to clear, unobstructed pathways –Light poles, trees and landscaping is not to be included in this zone. Landscaping should be between the sidewalks and back of curb and a minimum of 5 feet in width.
12. Provide a bus shelter at all transit station on Seabreeze Blvd that are along the property line, at a minimum the bus shelters must meet the Broward County Transits minimum standards.
13. Any proposed drainage well, manhole, pull box etc. installed in the sidewalk must be flat, ADA compliant and not impact the effective width of the sidewalk clear path.
14. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices and indicate on the site plan. This includes all access to/from the site entrance. Add the dimension, clearances, and slopes of the walkways.



15. Bicycle parking is strongly encouraged. Consult the APBP Bicycle Parking Guidelines, city of Fort Lauderdale Parking Standards and Broward County End-of-Trip Bicycle Facilities Guide. Look to provide the minimum long term and short-term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet. Bicycle parking needs to be located on the site so that it is accessible to the public.
16. Additional comments may be provided upon further review.

GENERAL COMMENTS

Please address comments below where applicable.

1. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.
2. Please note that any work within the City's right-of-way will require an MOT approved by Transportation and Mobility and Engineering for permitting. Any full closures of roadways, alleys, or sidewalks that are over 72 hours will require a Revocable License Agreement (RLA) with the City of Fort Lauderdale.



Case Number: PDD22004

CASE COMMENTS:

1. Pursuant to Public Participation requirements of Unified Land Development Regulations (ULDR), Sections 47-24.1.F.14 and 47-27.4.A.2.c, the applicant must complete the following:
 - a. Prior to submittal of an application to the Planning and Zoning Board (PZB), the applicant shall:
 - i. Provide notice via e-mail and regular mail to the official city-recognized civic organization(s) within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting (a listing of officially-recognized neighborhood associations is provided on the City of Fort Lauderdale website: <http://www.fortlauderdale.gov/neighbors/civic-associations>); and,
 - ii. Provide notice via mailed letter to property owners whose real property is located within 300 feet of the proposed project, notifying of the date, time and place of applicant's project presentation meeting to take place prior to the PZB meeting.
 - b. The applicant shall conduct the public participation meeting(s) a minimum of 30 days prior to the PZB. This date and location of the meeting are at the discretion of the applicant. Once the meeting(s) is conducted, the applicant shall provide a written report letter to the Department of Sustainable Development, with copy to subject association(s), documenting the date(s), time(s), location(s), number of participants, presentation material and general summary of the discussion after a public participation meeting(s). The report letter shall summarize the substance of comments expressed during the process and shall be made a part of the administrative case file record. A minimum of ten (10) days prior to the PZB meeting, the applicant shall execute and submit an affidavit of proof of public notice to the Department.
2. Pursuant to State Statute 166.033(1), the application must be deemed approved, approved with conditions, or denied within 180 days of completeness determination unless a mutually agreed upon time extension is established between the City and applicant or if the applicant submits a waiver to the timeline. Be advised that the 180 days from completeness determination is June 28, 2023.
3. Pursuant to ULDR, Section 47-24, this application requires review and approval by the PZB and City Commission, with a super majority for City Commission. A separate fee is required for PZB and City Commission review, and the applicant is responsible for all public notice requirements. Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned and such presentation shall be provided project planner and a copy submitted to the City Clerk.
4. The site is designated Central Beach Regional Activity Center (Beach RAC) on the City's Future Land Use Map. The proposed uses are permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
5. Development applications in the Central Beach RAC are subject to residential unit and vehicular trip availability at the time of City Commission approval and will be allocated on a first come, first served basis. The existing approved site plan, DRC Case R17040, was allocated 651 units and 460 net trips. The current application will be allocated accordingly and any unused units and/or trips will be added back into the City's availability for allocation in the Beach RAC.
6. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.

7. This property is located within an Archaeologically Significant Zone identified through a phased archaeological survey of Broward County conducted between 1991 through 1995 by Archaeological and Historical Conservancy, Inc., and is periodically updated by Broward County. In accordance with City of Fort Lauderdale's Historic Preservation Element of the Comprehensive Plan Objective 1.2, Policy 1.2.3a, and as per the Certified Local Government Agreement between the City of Fort Lauderdale and the State of Florida, Department of State, Division of Historical Resources, that states that the City shall generally follow a public policy of protecting, preserving, and planning for the protection and preservation of resources of historical, architectural, and archaeological value are within its jurisdiction.

A Phase II Archaeology Assessment was conducted at this site in 2020 and concluded that the proposed development will have an adverse effect on portions of the resources (8BD6451 and 8BD4862) eligible for local designation and inclusion on the NRHP (under Criterion D). These adverse effects can be mitigated via avoidance of the site whenever feasible and archaeology monitoring through in-situ documentation, recovery, and curation of materials that cannot otherwise be avoided. Archaeological monitoring, mitigation, and reporting must be done in accordance with the attached letter provided by the City's Archaeology Consultant, Coastal Archaeology and Historical Research, Inc. Prior to submitting a building permit application, a draft Management Plan must be submitted for review and approval by the City's Historic Preservation Board Liaison, Trisha Logan, AICP, Principal Urban Planner (tlogan@fortlauderdale.gov) and a final monitoring report submitted prior to final Certificate of Occupancy.

8. This project is subject to the requirements of Broward County Public School Concurrency. The applicant will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a PZB or City Commission agenda, a written response from the School Board shall be provided by the applicant. Prior to application for final DRC approval, please provide confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
9. In regard to physical, communication, and radar obstructions, the Federal Aviation Administration (FAA) requires a review for interference by the proposed construction. Provide a letter from the FAA indicating that such review has been performed. FAA approval must be obtained prior to Final-DRC sign-off unless otherwise deemed unnecessary by the City Airport Manager or designee.
10. Provide documentation from the Broward County Emergency Management Department indicating that, with the addition of the subject project, an acceptable level of service for hurricane evacuation routes will be maintained as well as the County's emergency shelter capacity. This documentation will be required for proceeding to PZB.
11. Provide a preliminary construction staging plan which includes anticipated hours of operation on site, debris mitigation plan, and map indicating where crane operations and employee and/or equipment parking and storage will be placed. A revocable license application and a traffic circulation plan may be required if the sidewalk or right-of-way requires to be closed at any time, which should be filed under a separate application and coordinated through the City's Maintenance of Traffic (MOT) process with the Transportation and Mobility Department.
12. Pursuant to City Ordinances, Chapter 6, Article III, Sea Turtle regulations, building lighting is subject to limitations as to its impact on sea turtle habitats and nesting. Provide the following: (1) a project lighting plan that indicates the proposed type of lighting for the site and buildings, (2) cross sections measured from the beach to buildings illustrating the light viewshed, and (3) provide notes on the site plan and building elevations regarding compliance with Section 6-49.



13. Per ULDR, Section 47-23.6, Beach Shadow Restrictions, provide a beach shadow study illustrating the various shadows to the beach at specified times of the year.
14. Consider the following project design changes:
 - a. Consider different heights for the proposed buildings, which are proposed at the same height, to provide for variation in form and visual interest.
 - b. Provided that the building layout on the site depicts the hotel as a terminus, the hotel building could be considered at a taller height than the remaining buildings providing for a signature site element with an expressive tower top.
 - c. Consider additional or enlarged opening at the proposed break in the middle of the hotel facing the Intracoastal Waterway. A larger opening with less connections would provide more light and air to flow through the site and break up the mass of the building.
 - d. General design of the parking facility between the hotel and Towers 1 and 2 is not designed in a safe, efficient with proper circulation for vehicles and pedestrian. The proposed design will create confusion and conflict with the numerous movements and crossings resulting in unsafe movements. Revise accordingly.
 - e. Provide and identify bike parking and bike storage on site and floorplans with data for such information.
 - f. Consider building articulation or a signature vertical architectural element connecting from the ground level to the top of each building to break the repetitive horizontality of the building elevations.
 - g. Create a double-story ground level floor to ceiling height clearance for the Seabreeze Boulevard frontage.
 - h. Incorporate high-quality building materials and finishes under canopy areas to enhance the public realm experience, especially for the frontage along Seabreeze Boulevard.
 - i. Below are some visual examples for the comments above.

Tower Top



Under Canopy Material





Vertical Architectural Element



Varying Height



15. Provide the following changes on the building floor plans and elevations:
 - a. Label and identify all building materials and colors.
 - b. Provide additional high quality building materials for the project, especially the lower levels.
 - c. Revise the colored elevations to reflect the actual proposed color.
 - d. Provide detailed drawings for the ground level of each building that depicts the location of ramps, stairs, and hardscape elements. Ensure ramps are depicted on the site and floor plans.
 - e. Provide additional site section drawings that depict transition from pedestrian level and promenade to building at various points where there are grade changes.
 - f. Provide floorplan and building elevations for the proposed marina restaurant.
 - g. Provide dimensions for parking floor plans.
16. Provide additional renderings for the project at the pedestrian levels from the public sidewalk along Seabreeze Boulevard looking into the site, views from the pedestrian promenade overlooking the project and Intracoastal, interior on the site looking at hotel frontage and entrance, from the corner of the marketplace, etc. Ensure that renderings accurately depict the project based on plans and building elevations as well as reflect diversity in people imagery.
17. Pursuant to ULDR, Section 47-37A.1, Intent and Purpose, incorporate site elements that create a sense of place and enhance the public realm experience. Focus should be given to creating view spots at various parts of the site where the general public can sit, view, and enjoy publicly-accessible spaces. Creative urban space elements should be explored that make the project unique compared to other

developments in the City. Below are some visual examples of sense of place elements. Follow up discussion with staff is encouraged.

Signature Site Element



Public Realm Elements Along Sidewalks



Site Enhancements and Low Emitting Lighting



Promenade Elements



- The northernmost parking lot area is depicted with hatched lines and is noted as valet and flex space. Clarify the intent of this parking area. Consider using this surface parking area in a positive way that contributes to the public realm such as removable planters, removable benches, additional landscape material, etc. Revise the design accordingly. See images below.





19. Pursuant to ULDR, Section 47-37A.4, Uses permitted, provide a permitted use table that outlines the specific uses permitted under the PDD zoning district for the site. The table should be a separate sheet in the plan set.
20. Pursuant to ULDR, Section 47-37A.5, conduct a community public meeting after the application has been evaluated at the DRC meeting. Provide documentation after this meeting has been conducted.
21. Pursuant to ULDR, Section 47-37A.6, Application requirements, describe those aspects of the PDD that are not in compliance with the current zoning requirements, and why the proposal presents a better overall project, describing said benefits and proposed PDD innovative characteristics. The following should be included:
 - a. Comparison of buildings heights and analysis of compatibility, including study of building orientation. Provide the benefits of the specific building form and design.
 - b. A zoning comparison table that clearly identifies all code requirements the applicant is seeking relief under the PDD request, including building height, side and rear yard setbacks, tower stepback, and tower floorplate.
 - c. Include a column in the comparison table identifying significant, and recognizable public improvements that correlate to the requested relief as required under Section 47-37A.9.
 - d. Pursuant to ULDR, Section 47-37A.6, Application Requirements, provide a density analysis that compares the density for the proposed project to other development within the community, as defined in Section 47-37A.2.
 - e. Pursuant to ULDR, Section 47-37A.9, provide a response to each public improvement example (subsections A-G) on whether any of the items listed under the subsection are proposed for the PDD.
22. Pursuant to ULDR, Section 47-37A.7.D, Applicant will be required to process and record a Development Agreement for maintenance and other issues identified as part of the PDD including any assurance bonds. Given there is an existing lease agreement with the City, certain aspects of the development agreement may be addressed in the lease agreement. Further discussion with staff is recommended.
23. Pursuant to ULDR, Section 47-37A.13, applicant shall execute any necessary agreements, easements, or other documents related to the approval and implementation of the PDD. This includes but not limited to contracts, covenants, deed restrictions and sureties and bonds acceptable to the City for completion of the development according to the plans approved at the time of rezoning and for continuing operation and maintenance of such areas, functions, and facilities including soft and hard landscaping and other amenities which are not proposed to be provided, operated or maintained at public expense. As previously stated, there is an existing lease agreement with the City certain aspects of the development agreement may be addressed in the lease agreement. Further discussion with staff is necessary.
24. Plan Set, Sheet L-106, Phasing Plan should be more specific as to the items included in each phase with the following provided:
 - a. Identification of improvements associated with each phase; uses, number of dwelling units, parking, hardscape, landscaping, etc..
 - b. Phase 2 should include improvements along Seabreeze Boulevard for the entire frontage.
 - c. A general schedule;
 - d. Completion of all public improvements must be secured by a bond to be provided by the applicant, including a demolition bond to permit any unfinished phase to be demolished by the City.
 - e. Be advised, improvements in the public right-of-ways will require revocable license agreements.
 - f. Note that Phase 1 is currently under construction.



25. Pursuant to ULDR, Section 47-18.16, Hotel, hotel rooms shall be a minimum 120 square feet exclusive of bathrooms, closets, or similar appurtenances and hotel suites minimum of 450 square feet. Indicate the proposed hotel room sizes and include in the site data.
26. Pursuant to ULDR, Section 47-22, Signage Requirements, the applicant should provide an overall signage plan that can be adopted as part of the PDD.
27. Pursuant to ULDR Section 47-19.2.Z, Accessory Structures, all rooftop mechanical equipment, stairs and elevator towers shall be designed as an integral part of the building volume and shall be screened with material that matches the material used for the principal structure and shall be at least six (6) inches high above the top most surface of the roof mounted structures. Provide the following:
 - a. Sheet A1-113, Roof plan, indicate the location of all mechanical equipment with spot elevations of the mechanical equipment, parapet wall, and roof as well to verify adequate screening;
 - b. Identify the location of equipment on building elevations by outlining the equipment with dash lines; and
 - c. Provide screening product material including images or pictures of actual application of such. Screening must be 100% opaque.
28. Sheet A2-212, Roof mechanical access, shows areas on this level that are not part of the mechanical area. Provide spot elevations on the roof plan and include notes that indicated non-habitable space, not to be enclosed or accessible as an active level.
29. Sheet A2-212, As proposed the roof level contains railings which indicates it is an active level. If so, then building height must be measured to the top of the railing. In addition, provide the overall height as well to the top of the mechanical screening.
30. Communication from FDOT is needed for the proposed landscaping in FDOT right-of-way easement. Provide that documentation.
31. Public access will be required for those portions of sidewalk, walkways, and promenade that are located within the project. Provide a separate sheet in the plan set that graphically depicts such areas.
32. As proposed, the existing pedestrian bridge is not integrated into the project design. Provide detailed drawings that show the bridge connection into the site as well any proposed improvements to it.
33. Park impact fees are assessed and collected at time of building permit application per each dwelling unit type and hotel room. Please provide total park impact fee amount due. For reference, an impact fee calculator can be found at: <http://www.fortlauderdale.gov/departments/sustainable-development/building-services/building-permits/park-impact-fee-calculator>
34. Staff reserves the right to provide additional comments based on applicant's revised PDD plans and responses.

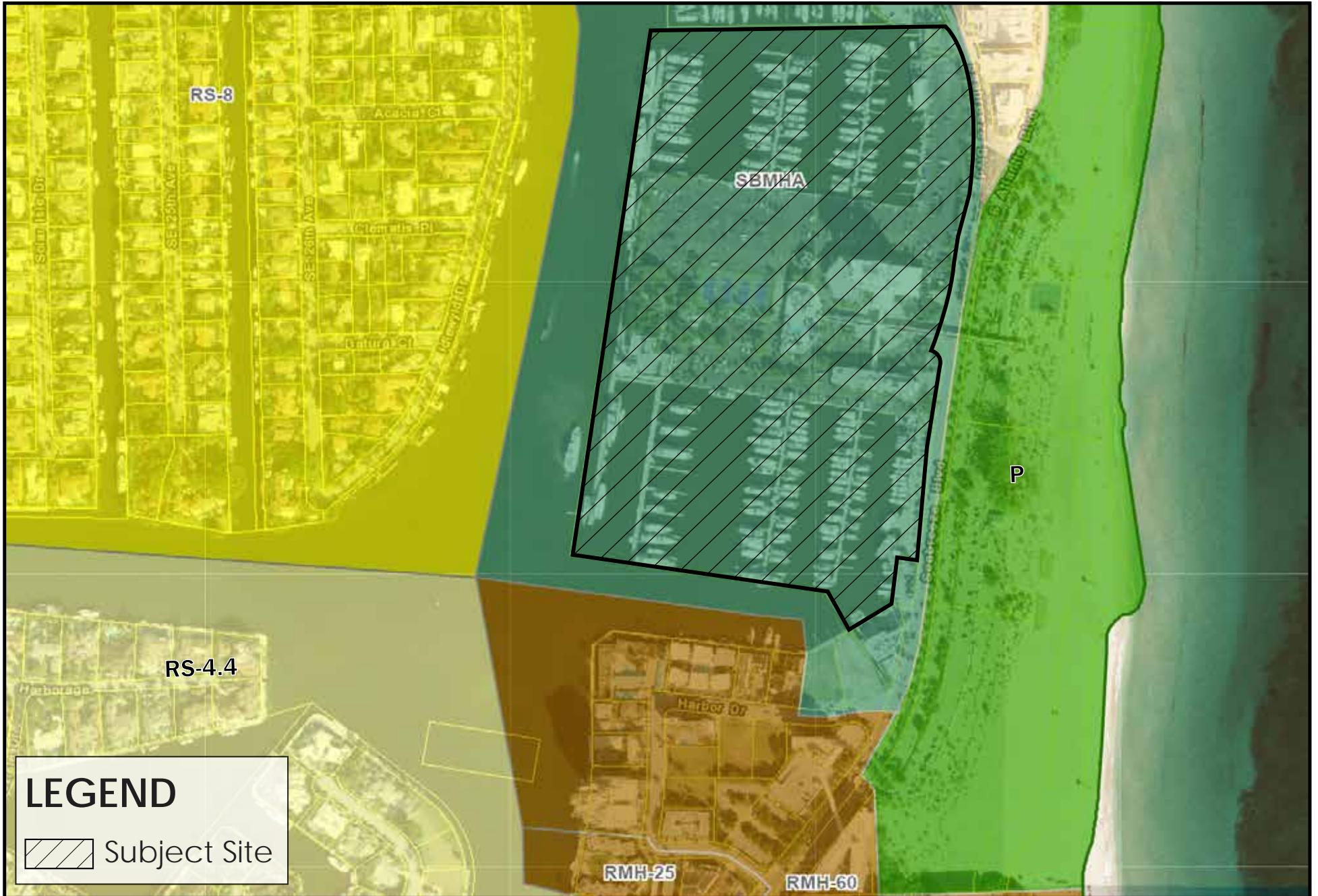
GENERAL COMMENTS

The following comments are for informational purposes.

35. The City's Vision is to support sustainable infrastructure. Consider employing green building practices throughout the project such as, but not limited to; charging stations, tank-less water heaters, rain collection systems, pervious pavement where appropriate, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.



36. If a temporary construction and/or sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan sheet to avoid additional review in the future.
37. Additional comments may be forthcoming at the DRC meeting.



UDP-PDD22004 - Bahia Mar - 801 Seabreeze Blvd

